

**Planning Commission Meeting Minutes**  
**April 21, 2022 @ 5:30 PM**  
**City Hall Council Chambers**

Board Members Present: Dr. Phillip Stone, Mr. Warwick Spencer, Mr. Reed Cunningham, Ms. Lekesa Whitner, Mr. Jemar Brown. Jared Wilson and Mr. Mike Epps was absent. City Staff Present: Martin Livingston, Community Development Director; Nan Zhou, City Planner I; and Tia Keitt, City Planner II.

**Roll Call**

Dr. Stone: I have a gavel. Since the mayor and the council have returned, they brought the gavel back, so I figured I might as well use it. I am calling this meeting of Planning Commission to order, and I don't have my cheat sheet here, so I will find it from the old minutes. My name is Dr. Phillip Stone. I am the Chair of the Planning Commission, and I'll preside over these proceedings this 21st day of April, 2022.

Let's see. Let the record indicate the notice of this meeting has been posted and provided to the media 24 hours in advance as required by the Freedom of Information Act. Let the record show that five members of the Planning Commission are present, two are absent and thus we have a quorum and are able to proceed with the business before the body. To call the role, I'm going to ask each Commission member to state their name for the recording so that it'll pick up and properly identify people. Mr. Spencer.

Mr. Spencer: Hello. Warwick Spencer, Commissioner.

Mr. Cunningham: Reed Cunningham, Commissioner.

Dr. Phillip Stone: Dr. Phillip Stone.

Ms. Whitner: Lekesa Whitner, Commissioner.

Jemar Brown: This is Jemar Brown, Commissioner.

**Approval of meeting agenda**

Dr. Stone: All right. We have minutes of... Oh, I forgot to do the agenda. Do I hear a motion related to the agenda for tonight's meeting?

Mr. Cunningham: Move it's approved as written.

Mr. Spencer: Second.

**A motion was made by Mr. Cunningham, seconded by Mr. Spence to approve the agenda for the meeting. The agenda was approved by a vote of 5 to 0.**

Dr. Stone: It's moved by Mr. Cunningham, seconded by Mr. Spencer. All in favor of approving the agenda, say aye.

Group: Aye.

Dr. Stone: Aye. All the opposed, say likewise, and the agenda is approved. We have minutes. Item four, the minutes of February 17th, 2022 meeting.

Ms. Whitner: So move. I make a motion that we approve minutes.

Dr. Stone: I second. So the motion by Ms. Whitner, seconded by the Chair to approve the minutes. All in favor, say aye.

Group: Aye.

**On a motion by Ms. Whitner, seconded by Dr. Stone, the minutes of February 17, was approved by a vote of 5 to 0.**

Dr. Stone: Aye. Any opposed? And the minutes are approved.

**Old Business: None.**

### **Approval of the City of Spartanburg - Comprehensive Plan**

And really, the only item of new business tonight is a presentation related to the City of Spartanburg Comprehensive Plan that we have all been working on for some number of years now. So who will be presenting? Mr. Livingston, I presume.

Mr. Livingston: Mr. Chairman, members of the Planning Commission, thank you. Tonight, we'll just be presenting the Comprehensive Plan update as the information only. When we sent out the notices regarding the approval of the Comprehensive Plan, one of the requirements of state law is that the Comprehensive Plan approval requires a 30 day notice. We had only completed a 15 day notice, so we had to advertise a 30 day notice to take this to approval sometime in May. We also learned last week that the Comprehensive Plan is missing two elements. And we are in discussions with our consultant to add a priority investment area, as well as a resiliency element.

Mr. Livingston: Those two elements are required according to state law, as well. The state law does allow us to add elements after our Comprehensive Plan is approved, as well. So what we're going to do tonight is just share with you what is in the Comprehensive Plan and answer any questions the Commissioners may have, and answer any questions the public may have regard the Comprehensive Plan, as well.

Mr. Livingston: So the Comprehensive Plan, this is a final draft, so it's not the final document yet. So we are still reviewing it. There's still some items in the document that needs to be corrected, spelling errors and other items. We did provide the document to the public for review, and we've received a couple comments. We can share those comments with you tonight, as well. And you should have had, as part of your packet, over 150 comments and suggestions, as part of the packet. We'll be sharing that with council members, as well. And we do take that before we take it before the city council for their approval.

The initial presentation was done online, but we are going to go through this presentation. The Comprehensive Plan process started at close to the end of 2019, pre-COVID. And COVID hit, and so we did a majority of our Comprehensive Plan process, except for the last couple of months have been online or as an online forum or online conversations.

We did have some innovative methods for online participation that we'll share some of that with you, as well. For this final draft, we sent out 21,000 mailers throughout the entire community to

make the community aware of the Comprehensive Plan approval process, and to just go online and take a look at the Comprehensive Plan and answer, ask any questions they may have regarding the plan.

The consultants that completed the plan were TPUDC. That's Town Planning and Urban Design Consultants. They're based out of Franklin, Tennessee, and they assembled a team of other consultants to assist the city with developing a plan, including some local representatives, Ernie Bowman, with [inaudible] design and Arnett Muldrow & Associates. Trip Muldrow provided the economic development portion of the design of the Comprehensive Plan.

So what is a company Comprehensive Plan? It's a long range document that focuses primarily on the vision for the city. It also focuses mostly on land use and the land use element, and it provides a growth and conservation map. And staff was able to print a very large map so that folks can go around and point and share where they live, and we can talk about what that looks like in terms of future development.

And so, that update of that map has been long coming. It's been close to, I guess, 15 years or more since we had an update to our Comprehensive Plan. State law requires Comprehensive Plans to be updated, to do an update every five years, but you start the process over every 10 years. The process, we are here in the final presentation area. As I mentioned, we're still trying to determine how to add the priority investment area and the resiliency element as part of the plan. And we also have an implementation matrix and there's some recommendations for how we go about providing the implementation process.

Mr. Cunningham: Right. Just a quick, can you tell us how these two were left out? Is this a change to the state law? Is it consultants did not have the proper list of elements to include?

Mr. Livingston: That's what we're still trying to figure out. We know that it was a change of state law in 2020.

Mr. Cunningham: Okay.

Mr. Livingston: So the resiliency element was added in 2020. That we missed because the consultants' contract started probably in 2019-

Mr. Cunningham: In 2019.

Mr. Livingston: Council approved the contract, I think, in 2019, the early part of 2020, pre-COVID. The Priority Investment Act should have been included. And so that's part of state law that should have been. So there were nine elements prior to 2020. And in 2020, the resiliency element was added. So that's how we missed the resiliency element. Not sure how we missed the Priority Investment part.

Mr. Spencer: And Martin, the 30 day notice requirement, we'll meet that for our May meeting?

Mr. Livingston: We will. Yeah. It's already been advertised and it's ready to go.

Mr. Spencer: Great. Thank you.

Mr. Livingston: So September 9th, we had a kickoff. It was a virtual kickoff. And then during that process, we developed this on the table topics where there were over 25 groups, local

groups, that participated. We had neighborhood groups, as well as other organizations that participated in the process. OneSpartanburg and other organizations that involve children. And so we had a group that worked with children to develop table topics for the Comprehensive Plan. And so we got a lot of feedback on what folks wanted to see in the Comprehensive Plan. We believe that this document represents a lot of the comments we've heard from residents.

We also had a think tank that generated ideas on how we can move forward with the Comprehensive Plan. And they shared information with others and residents, and also provided comments on the Comprehensive Plan. We had a Planapalooza in October of 2020. Over that time period, there were several discussion topics, either online or in person where we discussed the Comprehensive Plan, either economic development, vision, what residents, again, wanted to see. Residents, businesses, folks who visited Spartanburg. And then we also had live Q&A sessions where we answered questions.

The Comprehensive Plan has been on the [planspartanburg.com](http://planspartanburg.com) website since 2020, and so you can find the drafts, you can find the flyers, you can find additional information, as well. And then there also information on the engagement process there, as well.

So we also had a vision-in of Spartanburg, what the folks want to see in Spartanburg. We asked, put yourself in someone else's shoe, what do you think we need? So we heard comments about handicap accessibility, relating to sidewalks and areas of the city. Not only do we need sidewalks, but we need handicap accessible areas for folks who travel, as well. We asked what's missing in Spartanburg. What do you like about Spartanburg and what you think Spartanburg would need? We held a hand art contest for a variety of ages, and we received 60 submissions and we selected 10 and we provided award to those 10 winners. They got a \$50 Visa gift card.

So we had a public draft presentation in the Fall of 2021. And there we took comments and suggestions, and during that public draft period, you have a majority of those comments that were provided during that period from September to November. During that period, we also so held a mini-palooza for meetings throughout the city, where residents got involved in the process and worked with a consultant to answer the question, well, what do you like about the community? What do you remember as a child that you love about the community and folks were able to share that information with staff, as well.

So the Comprehensive Plan, again, this is a final draft. The draft includes all of the elements required in the state law, except again, for the priority investment area and the resiliency element. The [inaudible] principles of the Comprehensive Plan include character and authenticity, enhanced connections, dignity, and belonging, improved health and wellness. And you'll see these teams work woven through the entire Comprehensive Plan process.

There's a users guide that talks about being a champion of the plan. There's an area of understanding the element of time, that time has an effect on whether items get implemented or not. We heard you. There is a lot of information in the Comprehensive Plan from actual residents saying, "This is what we'd like to see in Spartanburg." And so a lot of that information was captured in the plan.

City made a commitment to equity. It's probably one of the first Comprehensive Plans that's based on equity. And so there are these elements, measures that we're going to be looking at over the next 10 years to see how well we're meeting the equity requirements and the equity in the [inaudible]. There's a population element that takes a look at the current population, the future population of city of Spartanburg. Economic development element, housing element, transportation, very extensive transportation element, natural resources element, community facilities element, cultural resources. And we also had some discussion and focus area, but that's coming up.

And so this an example of the cultural resources. These areas in yellow are recommendations. In the entire plan, we have 313 recommendations. And so we also have the growth in conservation areas and map that show, and these are explanations of what each category is covered. And again, we have a map over on the side that shows the areas and what the developers are proposing for development in those areas. Again, this is an example of the map and there are several different categories that shows the potential development in those areas, as well.

There were several focus areas, about six focus areas developed. These focus areas are based on some of the comments residents provided about what they'd like to see, but it also provides a vision of what could be developed in any area, almost any area of Spartanburg. They looked at the Westgate Mall, a developer, the consultants looked at the Westgate Mall and imagined what that could be.

Fairgrounds, transit-oriented development downtown, the Green District corridor, one corridor in the industry and another corridor on the neighborhood center. Here's the fairgrounds. Fairgrounds focus group, focus area, and again, shows institutional facilities, housing, and some urban gardens. And here's a neighborhood center, which is at the intersection. And so it proposes single family housing, as well as multifamily housing on the corridors.

We developed an executive summary, a short description of what a Comprehensive Plan is. During the process of hearing from folks, one of the comments we heard is, what is a Comprehensive Plan? This executive summary just summarizes what is a Comprehensive Plan and what may be in the plan. We've heard that it might be too short, but it is intended to be a short document so that folks may want read the entire 300 page document, that we have available to us.

And then there's, again, an implementation matrix. It has time frames, strategies, recommendations, page numbers where the item can be found in the Comprehensive Plan, and support organizations, Commissions, departments of the city. One of the recommendations is that the departments of the city take a look at this implementation matrix, take a look at what's maybe the most pressing recommendations, and bring that back for further discussion either to the Planning Commission or as well as City Council, and have consensus on the top recommendations that will move the plan forward over the next 10 years.

Remember in year 10, we've got to prepare another plan, but in year five, we've got to prepare an update, it says. And one of the recommendations from residents is that we do an annual presentation of where we stand with the Comprehensive Plan. So I don't know if we'll be able to

do a presentation of 300 recommendations. And so that's one of the questions that are coming up on how do we do that, how do we synthesize the recommendations and come up with maybe up top, whatever, maybe 30? That's 10% of the entire recommendations that would move the plan significantly.

So there, right now, we're closing in close to closing out of the Comprehensive Plan. And again, as I mentioned, we have some additional work to do in terms of the matrix, resiliency element, and the priority investment [inaudible]. I'll answer any questions that the Commissioners may have at the present moment.

Dr. Stone: Any questions? I suspect there's probably a ton questions, but who wants to go ahead and ask any questions about process or about what you've heard so far?

Mr. Spencer: Well, I'd be happy to kick us off Mr. Chairman.

Dr. Stone: All right.

Mr. Spencer: I see this email from Sherry Barrett at Upstate Forever. And if read it, would... Do you have any comments or thoughts and response? I know we went over the implementation matrix. Obviously, choosing what the priorities will be from among the 313 items on the to-do list, the city's to-do list, will certainly be a challenge. But what, if any, thoughts do you and the planning staff have?

Mr. Livingston: We agreed that 313 recommendations is probably extremely lengthy. We will discuss with the consultants, maybe a process for synthesizing those 300 recommendations down to maybe the top 30, or maybe the top 40, that will move the plan forward. A good example of that, and we discussed this at Tuesday night presentation, was we need to develop an updated zoning ordinance.

Mr. Spencer: Yep.

Mr. Livingston: That's going to take two years, but it'll accomplish several things. One, it will set the land use priorities for the next 10 years, and allow us to implement some of the recommendations, including the growth and conservation map that you see that we've presented. We'll look at it and address that, too. It'll address a lot of our housing issues. We don't have density bonuses. We don't have ADUs, which is our accessory dwelling units in our ordinance. It'll accomplish that major feature of the recommendations, as well.

Mr. Spencer: Which came up in the meeting that we had attended, and I'm sure it came up in others.

Mr. Livingston: Yeah. It came up in the meeting multiple times throughout the last two years. And it's a deficiency of our zoning ordinance. Three, we need to update sign ordinance. And then we just learned from our consultant, Craig Lewis, that we need to update the sign ordinance for our DRB, as well.

Mr. Spencer: Yeah.

Mr. Livingston: Because that has some deficiencies. Our ordinance is probably a piece work of different ordinances from 1980. Just added to it over that time period. So we need a clean and clear ordinance that will allow us to implement a majority of the recommendations [inaudible].

Mr. Spencer: Thank you. That's helpful.

Dr. Stone: And I was going to ask the same thing is, who and how sets those priorities? Ultimately, Council is responsible for everything. Is that something you would like for us to have, this body to have a conversation, or for all of us to maybe suggest things that we think are most important? I never know between a [inaudible] a Comprehensive Plan and an operational plan, how much of that is staff's responsibility and how much of it is Council or Planning Commission's responsibility.

Mr. Livingston: What we've learned from our consultant is that that's largely a staff responsibility, but it rises up to include residents-

Dr. Stone: Yep.

Mr. Livingston: ... Commissioners, and Council. So it's not just staff alone, because the Comprehensive Plan is not something that the city alone implements.

Dr. Stone: Right.

Mr. Livingston: There are recommendations in there about markets and growth about urban markets that serve food and city doesn't get involved in that. That's a private venture. And so we'll look to other partners like Kyle, like the Harvest Park, to implement a lot of those recommendations. There is a discussion about food systems. The city would not be involved in that, but the city could support that or find funding sources to support it.

And the economic development is another good example. The city does not have an economic development department. While there are several staff members that are involved in economic development, we have leaned tremendously on OneSpartanburg to help assist us with that. And they have done a tremendous job over the last couple of years and inviting development in the community. And so there are some requests that we have an economic development [inaudible]. So that's something that we need to discuss further, as well.

Dr. Stone: Sure. Yes.

Mr. Cunningham: I have one question concerning economics of the [inaudible]. Obviously, some of this will be paid for by existing and anticipated funds that are flowing now. So those funds could be redirected to address priorities or recommendations. Others, as you mentioned, may be private efforts, but there's going to be a fairly significant gap, I would think, if we do things like adopt some of the street design plans or other many significant pieces of this.

Did the consultants discuss anything, concerning sources of revenue from federal grants or other things like that, that the city should evaluate and pursue as to how to pay for what the... Consultants are famous for just giving you the plan and then they don't implement anything. So

did they put a price tag or an estimate or any... Did they address that at all in any of the meetings?

Mr. Livingston: So this Comprehensive Plan did not do that. They don't get into the funding sources. But the South Carolina law requires a priority investment area that gets into funding sources, funding sources for public facilities, primarily, and public infrastructure. So we're building a new City Hall, we're building a new courthouse. It would talk about the funding sources associated with that.

But what about expanding streets? What about infrastructure and sidewalks? What about other public facilities? So we believe that the planner, the consultants are going to pull from a lot of our other elements to put the priority investment area, focus, and funding in that, as well as on the resiliency, as well. So I believe that's where they'll get a majority of that information.

Mr. Cunningham: But we're going to need more money than we have today to implement this.

Mr. Livingston: Yes.

Dr. Stone: The one thing I did like about the list of all of the... I'm glad you had counted, because I could tell there were a lot of recommendations. I had not added to 313. But there's a lot that there is an obvious person, either city department, board of Commissioners, there were a lot of historic preservation-related recommendations. There were several. As a former member of the HARB, I saw several about history and architectural preservation. And I looked and said, "That's the HARB's responsibility led by City Planning." So there's some that are pretty obvious who would be responsible, but yeah. I think any of us would have to recognize, there's no way the city can address 313 recommendations in one, five, or 10 years. And so it is going to be a matter of setting priorities. Other comments or questions or observations?

Mr. Brown: Will the community conversations continue as changes and need are [inaudible]?

Mr. Livingston: That's one of the recommendations that the community made was that we have annual presentations of the Comprehensive Plan and the status. I agree that community conversations need to be made. One of the things that we're trying to do is, we're trying to make sure that all of our boards, all of the board information, the board agendas are available to the entire community, and early as possible so that folks can attend meetings if necessary, and ask questions about any item on the agenda.

And so we've been trying to do that on a regular basis for the last couple months because folks have asked for the transparency on that issue. As far as whether we can have these kind of community conversations monthly, that's something we recently started asking about community engagement, but we haven't gotten far other than just saying, "Okay, we need to have a meeting regarding..." We haven't gotten that past that.

Ms. Whitner: And I'd just like to say, thank you for allowing each individual to voice their opinion and have a statement and be actually heard, even if we can't address all 313 concerns. But allowing them a space and a place to say, "Here is my concern and may or may not directly impact me, but it does impact the city." So, thank y'all for taking the lead on it.

Mr. Livingston: The community comments were very, very important. We wanted to make sure that folks understood that we heard them. Although we may not have been able to act on every comment, we wanted to make sure that folks knew that we heard them and we wrote down every single comment that we received, put that in a format where we can share it with Commissioners and Council. And we numbered them so that we can easily find them.

Mr. Livingston: And ask questions. You can ask questions about any of the comments, but we also had some additional comments that we received for this final draft that... You only got one of those letters, but we did receive some additional comments. We mentioned the Sherry Barrett letter and we provided that to you as a copy. We also had some letters from, I don't want mess up her name, Judy [inaudible], and she also provided some comments and we could send that to the Commissioners and it'll be included in there. And I can read her comments. "As a Spartanburg County resident, I strongly urge city officials to complete an advanced implementation plan for adoption." So throughout the entire process, we've heard that implementation is key and it's important to the success of this Comprehensive Plan.

So the staff is completely aware of that and we want to make sure that we have a strong implementation process. You have Sherry Barrett's letter in front of you. Santiago Mariani also had some comments, and he shared it with us that he wanted to make sure that we included an explanation of funding, where money was coming from. You were questioned about, where is the money coming from to do all of this? This is a ton of stuff and we don't want to see increase in taxes. Spartanburg has been very fortunate in that we've been able to do a lot of things recently by trying to get grant funds and other funding.

We just applied recently for a lead based paint grant. We got it after about three attempts. We got a crime reduction grant for Highland, after five attempts. And then we also have \$18 million in American Recovery Fund funding that we hope will be deployed to accomplish some of these goals in the Comprehensive Plan, as well. That is still ongoing with some still ongoing discussions.

But we do need to have a conversation about what taxes are needed to implement the Comprehensive Plan. If this is what residents want, how do we accomplish that with the revenues that we have now? Some of it will be accomplished with growth. We're seeing tax revenue increase because of the recent growth in development throughout the city. But some of that may need to be accomplished by other means. And what that is, we haven't decided what that looks like yet.

There was also a comment about outside public water park and pool areas, or recommendations for more children-led activity. We heard that in the plan, as well, in terms of not pools, but spaces for children to interact and be active outside of their homes, and in neighborhoods. And in an expansion of the bridge that stands between Beaumont Village and North Converse Heights, expand that bridge, and we may need to determine, okay, what does that look like and who's responsible for that? Typically, some roads are city's, some roads are county, some roads are state, and they're typically responsible for each of those areas. So we wanted to make sure that the public comments are always available for Commissioners as well as city council, and make these available to counsel, as well.

Mr. Brown: Thank you.

Dr. Stone: Any other questions? In my mind, and I do want to take some comments from the public, even though this isn't the public hearing, there are people here who may want to say something and then we talk amongst ourselves, as well, if we need to do that.

To me, I do think a future land use map like that, and it's on page 260, 261. This is in some ways, for me, one of the most important parts of this plan, because this is what's going to drive the zoning ordinance. This is what's of really drive what goes where and what density in different parts of the city looks like. So everyone really definitely needs to take a pretty good look at the land use map, because I feel like that's at the basis of what we're doing. Am I correct in that?

Mr. Livingston: That's correct. Yes.

Dr. Stone: And then to me, the housing element, the transportation element, probably the reason the transportation element is as robust as it is, is a couple of years ago, we did what was termed a route study for Sparta, but it was really more beyond that, and that was, I think, designed to flow into the transportation element. But the city has a housing shortage. I don't think I'm saying anything anybody doesn't know. We've got to have more housing. The City Manager has said at all price points, I've heard our city podcast talk about it, you've got to have housing at all price points.

We could certainly improve our quality of life for all of the citizens of Spartanburg with more housing, probably a denser level of housing in appropriate parts of the city. So that to me is a couple of really important things. Future land use, the transportation element, housing element, not to say anything else is unimportant, but those, I think, relate more directly to what this Commission does.

Mr. Cunningham: But am I correct that the plan estimates 170 units a year is needed?

Mr. Livingston: 1200 units within a half mile radius of the city, and a plan proposed on their construction.

Mr. Cunningham: Did they take that into consideration?

Mr. Livingston: I think when we were doing the plan, that was not available.

Mr. Cunningham: I was going to say, that sounds woefully inadequate based on everything.

Dr. Stone: All right. Any anybody else? I'm happy to let anyone in the audience offer a comment or ask a question if they wish to do that. If anyone wants to speak about it, just make sure you come up, and I don't know if we have anything to sign in, but let us know your name and what your relationship with the city is.

Sherry Barrett: Sure. I'm Sherry Barrett.

Dr. Stone: Oh, good.

Sherry Barrett: I'm the Land Policy Manager at Upstate Forever. Our offices are on Broad Street, as well. 201 East Broad Street, Suite 1C, in Spartanburg.

Sherry Barrett: So you received my letter and thank you for acknowledging that. I would just reiterate those same comments, and after hearing a little bit about the schedule coming up and rebooting with the public hearing in 30 days, I would urge you to even more so firmly hit the pause button on this. You've got two elements that need to be completed. That's 20% of the elements.

An implementation plan is not specifically called out as something that is required, but it is our belief that any good, actionable, Comprehensive Plan should have that. I was hoping it might come out in the executive summary. Even this list is not even incomplete and incorporated into the context of the plan. And unless there's an implementation plan accompanying this document, as it moves forward for your approval, for city council's formal adoption, it will be very easy to keep pushing that out. And there will not be a cohesive strategy to act on to inform decision makers in the community and on boards and Commissions and especially your elected officials. They need that guidance.

It's 313 excellent recommendations, but some can be nested under others. Some for instance, updating the code will take care of a lot. But there needs to be a clear strategy about when and how that is going to be undertaken, how it might be funded, because that will be expensive. So I would urge you to hit the pause button on this, get these last two elements done. If the implementation plan is a staff function, perhaps reaching out to other community partners to complete that. If that's something you all want to be involved in, I think that is something that needs to happen before this plan moves forward. And that's what I'd like to leave you with tonight. Thank you.

Dr. Stone: Thank you.

Ms. Whitner: Thank you.

Mr. Spencer: Thank you.

Mr. Brown: Thank you.

Santiago Mariani: Hello, I'm Santiago Mariani. I'm from Spartanburg, as well, just [inaudible] behind the Converse University. And I just wanted to say thank you for all the work that you've been doing in helping make Spartanburg more beautiful, more vibrant. I came here in 1996, from Argentina, with my family. A friend, took us to check out the downtown area. It was 6:00 PM. We passed by a block, the lights were turned off, and we kept driving. We kept waiting to get to the downtown area. And my friend said that was it. My mom started crying on the spot, and now to be able to be sitting outside at a coffee shop, with [inaudible] parked on the other side, people playing jazz on the street corner and seeing families all around, it was truly energizing. So I just wanted to say thank you for the work that you're doing and all the work that you've put into it, and I'm sure that's going to go into it. And if we can be of any help as residents, of course, we're here to do our part, as well. So, thanks.

Group: Thank you.

Dr. Stone: I'll point all that direction at the city staff for all the work that they have done to bring us to this point in the process.

Ms. Barrett: Question.

Dr. Stone: Yes, sir.

Ms. Barrett: How long would it take to implement those last two components?

Mr. Livingston: We should know Monday.

Mr. Livingston: We should know how quickly on Monday, I hope. And hopefully we'll be able to get that back to you as soon as possible.

Ms. Barrett: So those suggestions has already been submitted to them. We're just waiting on a response?

Mr. Livingston: Yes. We've already made them aware of the issue, and so we're asking to... They couldn't meet this week, so we have a scheduled meeting with them on Monday.

Dr. Stone: Well, I appreciate your transparency and honesty, that those two components were missed because I probably wouldn't have found it in this context. But I do appreciate your honesty.

Mr. Cunningham: Back to the implementation priorities, do the consultants offer any opinion for the pieces on the board, which you have to move first, and what's the sequence between transportation, zoning, land use, et cetera, et cetera, et cetera?

Mr. Livingston: So they didn't offer the way that the... My understanding your question is, did they offer recommendations on which comes first, which comes second? No.

Mr. Cunningham: Which sequence has proved most successful in other communities?

Mr. Livingston: So they did not offer that. They did state that updating the zoning ordinance and having a clear implementation plan were the top priorities. So those were the two top recommendations that they made that having that zoning ordinance updated will accomplish a lot of the items in this Comprehensive Plan. So if and when the Comprehensive Plan is adopted, one of the recommendations we hope coming out of the Comprehensive Plan for City Council is, staff proceed with updating this ordinance, and bring back maybe a consultant or a recommendation to do so. And the zoning ordinance will require public participation like the Comprehensive Plan, so that continues the conversation about what's in your ordinance.

Mr. Cunningham: There were some staff additions recommended, GIS technician and other. What is your lead time to get such approved, as far as budgeting or hiring and that sort of thing, if you need that person or first those persons to revise things like zoning ordinances or follow implementation?

Mr. Livingston: So we know that we do need someone to focus on transportation and GIS. One of the the first hires we're hoping, because of this Comprehensive Plan, is a Planning Director. We haven't had a Planning Director in several years.

Mr. Livingston: We are actually going out for an ad within the next week or two.

Dr. Stone: And we had a Planning Director when I was first on the HARB and then we've made due since then.

Mr. Livingston: Well, we need one now.

Dr. Stone: Yeah. Well, if we're going to have a new Comprehensive Plan and a new zoning ordinance, I think we might be good to have a Planning Director. But I don't get to make those decisions. But other questions for Mr. Livingston or anyone else?

Ms. Barrett: This is may not be necessarily a question for planning, but maybe city management. How can the decisions that are made along the way... If the city is making decisions, is there a way to gauge if it is in the plan or if it's reflected in the plan, or measured by the plan or something?

Mr. Livingston: There's a way to do that, that I've seen in other communities, is when recommendations come for approval before City Council, that you reference another document. For instance, when we make recommendations for any improvement in the North Side, we reference back the transformation North Side Transformation plan. We do the same for Highland. So that is one way to do that is if we make a recommendation for sidewalk improvements, for instance, we would reference back that this is recommendation from the Comprehensive Plan. So that's one way of doing it. There may be other ways, but that's the one way that I've seen that accomplished.

Dr. Stone: And I think that is very much worth considering as staff, either takes actions or brings recommendations to Council, because it keeps in their minds, "Hey, we've got a Comprehensive Plan and we're all responsible for providing the resources to the staff and providing our approval to write ordinances and create positions often." Yeah, they need to be reminded that this is advancing the plan that our community agreed to. And we need to-

Mr. Spencer: We all.

Dr. Stone: We need to remember that, as well, this body, when we are rewriting a zoning ordinance over the next few years, and we have to have a conversation about accessory dwelling units or changing setbacks or whatever of 15 other things that need to be addressed, we need to remember that that was something that came out of our community engagement. So I would wholeheartedly agree with that. Anything? Anything else?

Mr. Brown: The last thing I would say is, I know that there would probably be a formal thank you to the staff, but thank you for your commitment over the last two years to executing where we are today, Even though we haven't... It's not final. It's not complete, but where we are today, I think is commendable, so thank you for your commitment to this process, to the journey, to the community conversations. I've sang this song even before becoming a Commissioner and everything that was shared, if it's not in the plan, it's recommended, it was heard. And that is commendable. Thank you.

Mr. Livingston: We thank you. We should... Yeah. We should thank Natalia Rosario.

Dr. Stone: Yep.

Mr. Livingston: The planner who started this process.

Dr. Stone: Yep.

Mr. Livingston: No longer with us on staff, but she had the courage to push for a Comprehensive Plan because we hadn't had one in years and based on equity, which has been a tremendous success. A lot of it is due to her. Again, thank you to staff, Tia and Nan have been involved from the first day they joined our staff, so we have to thank the staff members, as well.

Dr. Stone: I actually have an edit in the acknowledgements. If you all are still taking edits, when you list the members of the Planning Commission, Miss Whitner is not there, so make sure her name gets added to the document.

Mr. Livingston: All right, we'll do that.

Dr. Stone: ... one of the Commission members who have served since 2019.

Mr. Spencer: Is Mr. Spencer there? I don't think so.

Dr. Stone: Mr. Spencer, isn't there, either. Sorry.

Dr. Stone: I was counting and was trying to think who was missing.

Mr. Livingston: All right. We need to add them.

Dr. Stone: Luke and Bob are still there and Howard, from previous, because all of those people were on the Commission at some point during this process.

Dr. Stone: Sorry, I forgot you. And you got Mr. Brown, but the 2020 additions to the Commission got skipped.

Mr. Spencer: The COVID class.

Dr. Stone: The class of COVID. COVID '20. Well, since we can't act on this or anything, we'll, I guess, receive it as information and there's no action called for on the Comprehensive Plan at the moment. But I would say anybody else who sees a typo or an edit, there's definitely somebody who took that really seriously. I saw somebody sent a chart of all kinds of edits and I think some of their edits, one of them I think was wrong. Someone said the pictures on one of the pages didn't look like they were from the City of Spartanburg.

Mr. Livingston: So we have some comments for corrections in this document, as well.

Dr. Stone: Okay. But I would say I'm sure that goes for any of us. If you see something that needs correcting, just see something, say something. It won't be letter perfect. You're not going to get a 300 page plus document that's not without a mistake, but you might be the only person who saw that.

Mr. Spencer: Thank you.

Dr. Stone: All right. Thank you.

Ms. Whitner: Thank you.

Mr. Cunningham: Well done.

Dr. Stone: Site and landscape plans approved since February 17th meeting, item seven. I see the Fairfield Inn site plan has been approved. I'm assuming that has been through the DRB and they have said everything they need to say over it. And I'm getting a nod. Site plan approved, 1607 John B. White, the Take 5 Oil Change.

Dr. Stone: And Cummings & Lewis Office on East Main Street. All right. So we've had some of those and I suspect if anybody has questions they can ask about those. And then Council updates, and that's what Julie always did, so I'm sorry I didn't make it to her farewell, but we let her know that we are congratulating her on her retirement and we already miss her at these meetings. But do you want to do the updates or somebody want to do the updates from City Council or I can do them?

Mr. Livingston: Mr. Chairman, there's a typo on one of them, but we had second reading for the 1095 and 1097 Union Street. The reading for the rezoning from I1 to B3. We also had second reading on March 28th, not February 28th.

Dr. Stone: Okay.

Mr. Livingston: For the Kensington Drive rezoning from R15 to R6. And then we also had second reading, final reading for the Old Canaan Road annexation and rezoning from B1 to R8-PDD. And we're looking forward to a site plan for that project coming soon.

Dr. Stone: And that site plan, once it's done, since it involves platting and all that, that comes back to us for a final approval, as well, doesn't it?

Mr. Livingston: It should typically, but this one was approved previously.

Dr. Stone: Okay.

Mr. Livingston: And so what they were doing was adding a portion of property into the site plan.

Dr. Stone: So it's already been reviewed for... Okay. But it's in the-

Mr. Livingston: What we may do is just bring it back for good measure to make sure that we didn't miss anything.

Dr. Stone: Okay.

Mr. Livingston: But it was previously approved.

Dr. Stone: Okay. Any questions about any of those items at city council? Any staff announcements?

Mr. Livingston: No staff announcements at this time, Mr. Chairman.

Dr. Stone: I know the city clerk hasn't declared vacancies on boards and commissions yet, but I do know we at least have one person on this board who I think will term out on July 1st, or whenever those terms expire. I think one person will term out. So none of us, but so if you all know of anybody, when it comes time, make sure you pass the word. We like to have a full Commission.

Mr. Livingston: So what we will do is Julie usually prepares a list or the clerk usually prepares a list of the terms. We'll put that in the next packet for your review.

Dr. Stone: And there'll be other DRB, HARB, BZA, all the planning related boards. Some of them may have some vacancies, as well. I think BZA has some vacancies right now.

Mr. Livingston: Yes. We need three members on the BZA.

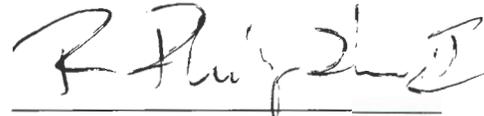
Dr. Stone: That's probably one that nobody knows what they do, so nobody knows to apply. I think that's all of our business unless anyone has anything else they want to say about comp plans or anything like that. Other than that, do I hear a motion to adjourn?

Mr. Spencer: So moved.

Ms. Whitner: Second.

Dr. Stone: Moved and seconded that we adjourn. All in favor, say aye.

**Meeting was adjourned at 6:35 PM.**



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Dr. Phillip Stone, Chairman